

DESIGN STATEMENT

Proposed Single Storey Side Extension at No.1 Brougham Grove, Angmering, West Sussex, BN16 4PP



Proposed Single Storey Side Extension, view from Roundstone Lane

INTRODUCTION

The owners, Mr and Mrs Jackson, seek planning permission to increase their ground floor accommodation by building a single storey side extension.

The semi-detached house is located at the end of a private drive facing Roundstone Lane, Angmering.

The house has 4 bedrooms and a single ground floor sitting/dining room at the rear of the property which is also the point of access to the rear garden. The kitchen is located at the front of the house.

Having occupied the house for a while, it has become clear that the ground floor accommodation is inadequate to accommodate 2 sofas, coffee table, TV, dining table and maintain clear access to the garden. As a consequence, the owners currently use a first floor bedroom as a dining room. With this single living/reception space, it is apparent the house design is “top heavy”.

This application proposes creating a new ground floor dining room with access from the existing living/dining room.

PLANNING

The extension will be built on part of the existing drive to the south side of the house. As the house is at the end of a private drive, it is in the unique position of being able to lose some drive area whilst still maintaining sufficient space for 3 vehicles to park on-site. The present situation requires 3 vehicles to be parked in “tandem”. The proposal will maintain this arrangement.

At present a hot tub is stored in the garage. The owners have no use for parking vehicles in the garage and are prepared to sacrifice this space to obtain the extra living accommodation.

DESIGN

The extension has a gable roof with the roof planes and roof pitch matching the existing. The window facing west matches the existing kitchen window. Rooflights have been introduced to allow high-level light and sun light to enter the space. At the rear, patio doors allow access to the rear garden.



Existing



Proposed

MATERIALS

Walls; face brickwork and contrast detailing to match existing,

Roof; plain clay tiles to match existing,

Windows; UPVC to match existing.

RESTRICTIVE COVENANT

As the proposal is being made within 5 years from the property's transfer date, it was necessary to obtain consent for the extension from the “Barratt at Swanbourne Park Management Company”. This was obtained through their agents, EMRC Estates. Notification of Consent from the Resident Directors at Swanbourne Park was given via from EMRC Estates in an email dated 2 March 2020.

CONCLUSION

The proposed extension has been carefully designed to be an integral part of the house matching existing form, materials and detailing. As the extension will not be seen by surrounding neighbours, there will be no loss of amenity. The property will maintain the 3 vehicle, on-site parking arrangement and satisfies the relevant Policies of the Local Plan. This extension will greatly improve the quality and functionality of the ground floor accommodation. I trust you will be able to support the application.

16-03-2020